



TUCSON UNIFIED SCHOOL DISTRICT

MEETING OF: May 28, 2013

TITLE: Lease Agreement with the Marshall Foundation for Art Studio Space to Support the TUSD Community Transition Program with Authorization for the Planning Services Program Manager to Execute the Agreement, May 1, 2013 - June 30, 2016

ITEM #: 5

Information:

Study:

Action: X

PURPOSE:

This action will approve a 38-month Lease Agreement (May 1, 2013 - June 30, 2016) with the Marshall Foundation to replace a recently expired lease which provided an art studio space for the Community Transition Program (CTP) near the West Main Gate of the University of Arizona.

DESCRIPTION AND JUSTIFICATION:

On March 9, 2010 the TUSD Governing Board entered into a no-rent, three-year lease with the Marshall Foundation for 1000 square feet in the Main Gate Square commercial center located at 825 East University Boulevard. The space provided a collaborative art studio for public art projects created by students in the TUSD Community Transition Program (see Exhibit A). The CTP employs a Service Learning curriculum, integrating academics, service, and community collaboration, to help exceptional education students from 18 to 20 years old transition from students to contributing community members. The lease was set up so that, after three years, the parties had the option to renew the lease at an estimated cost of \$531 per month or \$6,400 per year plus maintenance and utilities. However, the space that CTP was in is no longer available to TUSD. Thus the Marshall Foundation is offering TUSD another space across the street, in the same complex, at 808 E. University Blvd. As the address and some terms have changed, a new lease is attached as Exhibit B. That lease includes the following provisions: 38-month term for 1087 square feet No rent \$7,977.49 for TUSD's proportionate share of common-area expenses Landlord to pay moving and move-in expenses including any renovations TUSD responsible for repairs except structural, roof and major repairs to HVAC TUSD responsible for the utilities which are estimated at \$2500 per year. The no-rent provisions of this lease are essentially a grant of \$20,000 to support the CTP program.

This supports the Superintendent's goal to increase grants and partnerships.

Bryant Nodine will be available to respond to questions.

BOARD POLICY CONSIDERATIONS:

LEGAL CONSIDERATIONS:

For all Intergovernmental Agreements (IGAs), Initiator of Agenda Item provides the name of the agency responsible for recording the Agreement after approval:

For amendments to current IGAs, Initiator provides original IGA recording number:

 Legal Advisor Signature (if applicable)

BUDGET CONSIDERATIONS:

<u>\$10,500</u>	District Budget
<u> </u>	State/Federal Funds
<u> </u>	Other
<u>Budget Cost</u>	<u>Budget Code</u>
\$8000	
<u>\$2500</u>	<u>6622.00100.5009.100.2620.2010.0000</u>

Budget Certification (for use by Office of Financial Services only):

Date _____

I certify that funds for this expenditure in the amount of \$ are available and may be:

Authorized from current year budget

Authorized with School Board approval

Code: Fund:

INITIATOR(S):


 Bryant Nodine, AICP, Planning Services Program Manager 5/17/13

Name	Title	Date
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DOCUMENTS ATTACHED/ ON FILE IN BOARD OFFICE:

ATTACHMENTS:

Click to download

-  [CTP Program Description \(from earlier lease\)](#)
-  [MF-TUSD Lease Agreement for CTP](#)

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BOARD AGENDA ITEM
CONTINUATION SHEET